

Landscape Referral Response

Application Number:	DA2018/1289
Date:	21/09/2018
Responsible Officer:	Daniel Milliken
Land to be developed (Address):	<p>Lot B DP 954998 , 1154 Pittwater Road COLLAROY NSW 2097</p> <p>Lot 1 DP 313699 , 1156 Pittwater Road COLLAROY NSW 2097</p> <p>Lot C DP 954998 , 1156 Pittwater Road COLLAROY NSW 2097</p> <p>Lot 1 DP 1016094 , 1158 Pittwater Road COLLAROY NSW 2097</p> <p>Lot C DP 302895 , 1160 Pittwater Road COLLAROY NSW 2097</p> <p>Lot B DP 302895 , 1162 Pittwater Road COLLAROY NSW 2097</p> <p>Lot A DP 302895 , 1164 Pittwater Road COLLAROY NSW 2097</p> <p>Lot 1 DP 970200 , 1168 Pittwater Road COLLAROY NSW 2097</p> <p>Lot 71 DP 1011242 , 1166 A Pittwater Road COLLAROY NSW 2097</p> <p>Lot 72 DP 1011242 , 1166 B Pittwater Road COLLAROY NSW 2097</p> <p>Lot CP SP 2949 , 1150 Pittwater Road COLLAROY NSW 2097</p>

Reasons for referral

This application seeks consent for the following:

- Construction / development works within 5 metres of a tree or
- New residential works with three or more dwellings. (RFB's, townhouses, seniors living, guesthouses, etc). or
- Mixed use developments containing three or more residential dwellings.
- New Dwellings or

Officer comments

The application is considered acceptable with regard to the relevant controls relating to landscape issues, subject to conditions.

Referral Body Recommendation

Recommended for approval, subject to conditions

Refusal comments

Recommended Landscape Conditions:**CONDITIONS TO BE COMPLIED WITH DURING DEMOLITION AND BUILDING WORK****Protection of sites of significance**

Should any Aboriginal sites be uncovered during the carrying out of works, those works are to cease and Council, the NSW Office of Environment and Heritage (OEH) and the Metropolitan Local Aboriginal Land Council are to be contacted.

Reason: Preservation of significant environmental and cultural features (DACLAEOG1)

ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES**Approved Landscape Works**

Landscaping is to be implemented in accordance with the approved Landscape Plan, Re-vegetation Report and any associated conditions. The new landscaping is to be approved as completed by the Certifying Authority upon the issue of the Occupation Certificate unless further conditions regarding the completion timeframe are imposed.

This landscaping is to then be maintained for the life of the development.

Reason: To ensure the built form is softened and complemented by landscaping and erosion potential minimised.